

GERALD ROAD,  
BELGRAVIA, SW1W

E: [sales@wellbelove-quested.com](mailto:sales@wellbelove-quested.com)  
P: 020 7881 0880

GERA

ROA

SW1W

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# HOME FEATURES & SPECIFICATIONS

Located on the much sought after Gerald Road, a classically presented, freehold, Grade II listed house with character and warmth, creating the perfect environment for a family home in one of London's most sought after neighbourhoods.

**4 BEDROOMS**

**2 RECEPTIONS**

**DINING ROOM**

**EN-SUITE**

**3 BATHROOMS**

**STUDY**

**PRIVATE TERRACE**

**GARDEN**

**CONSERVATORY**

**GUIDE PRICE**  
£5,400,000 STC

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX**  
Band H



# RECEPTION ROOM

The first floor is dedicated to a traditional, grand double reception room, boasting large French windows and high ceilings. This leads onto ornamental balconies, allowing an abundance of natural light.



Reception



Reception



Reception



# KITCHEN/ DINING ROOM

On the ground floor of this delightful property you are greeted by an elegant, fully fitted kitchen complete with cherry wood and traditional finishings. This leads directly into the formal dining room, a perfect set up for hosting family and friends.



Kitchen



Dining Room



Principal Bedroom Suite



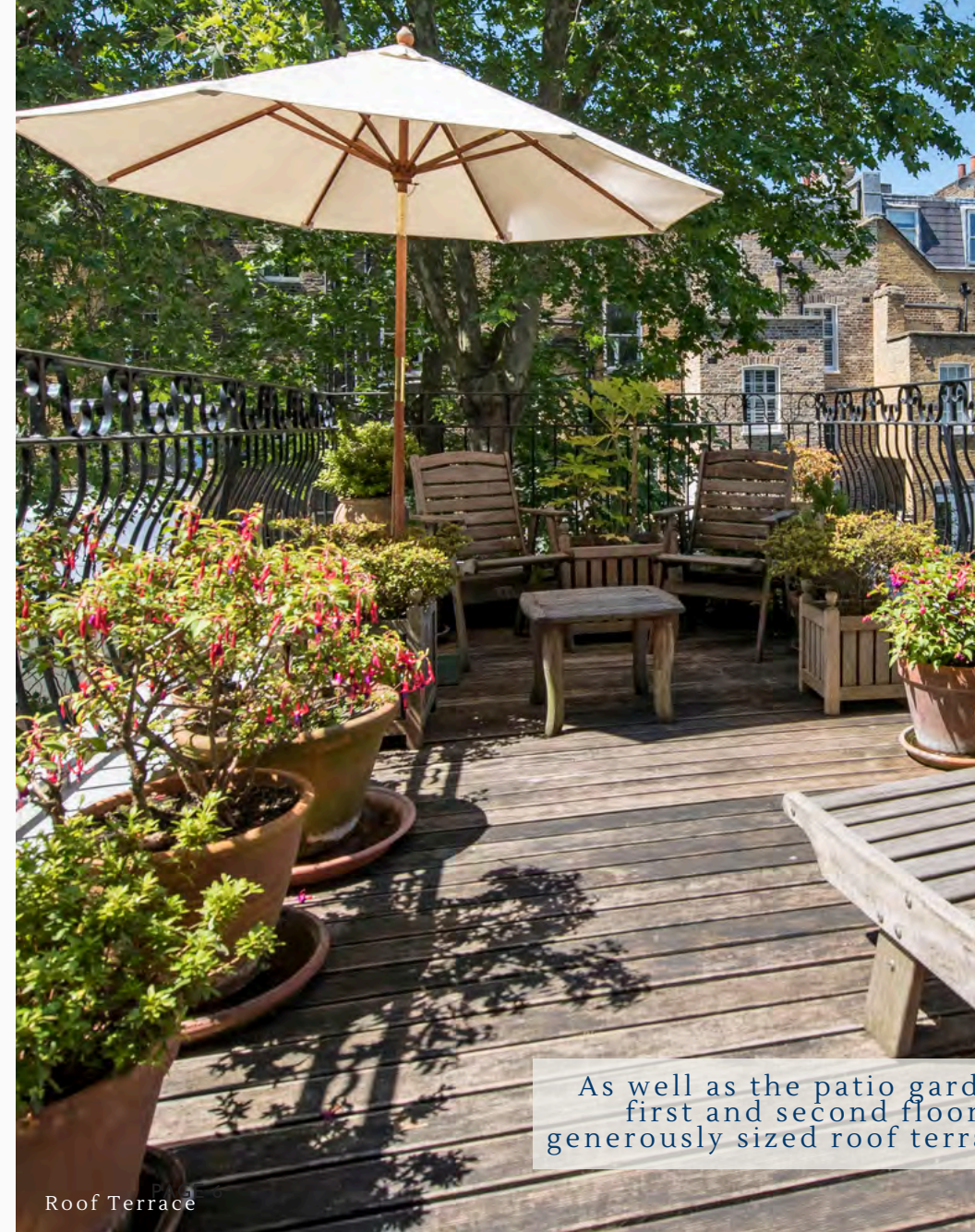
Principal Bedroom En- Suite

## BEDROOMS & BATHROOMS

The Principal Bedroom occupies its own floor with a walk-through dressing area, leading into an en suite bathroom, offering a private and peaceful environment.

The top floor of the property boasts two further bedrooms and shower room. There is another bedroom and bathroom on the lower ground floor as well as a conservatory and another reception room leading out onto a patio garden.

# PRIVATE TERRACE/GARDEN



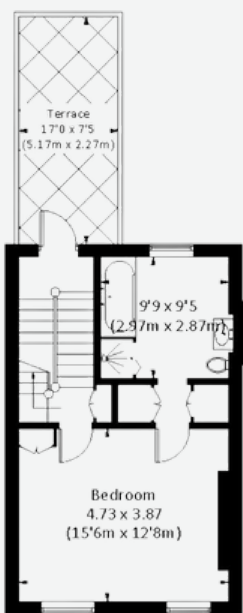
As well as the patio garden, located between the first and second floors, you can also find a generously sized roof terrace, the perfect sun trap.

Roof Terrace

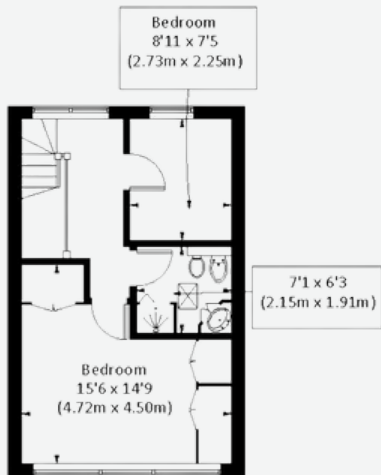


Roof Terrace

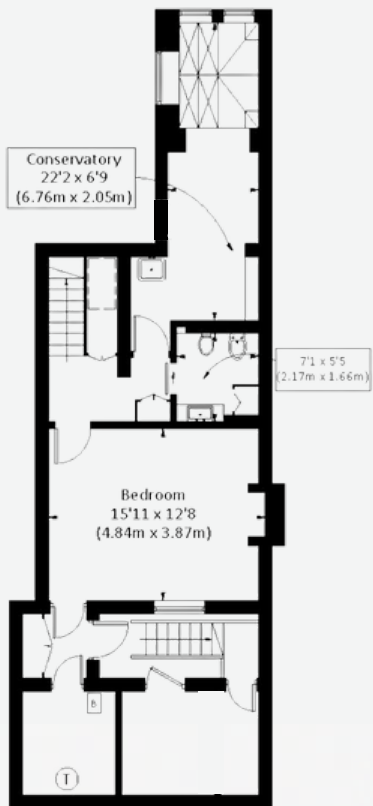




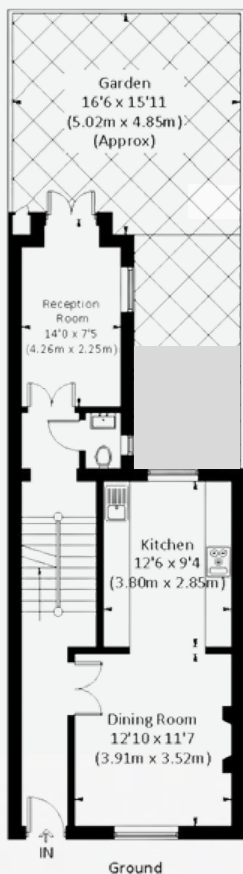
Second Floor  
(401 Sq Ft.)



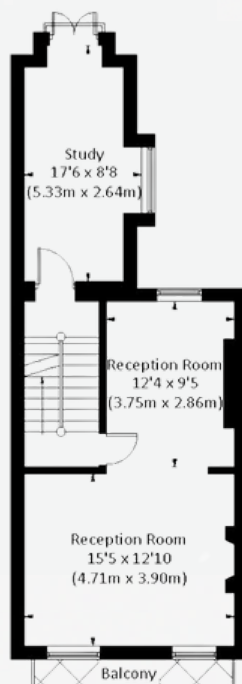
Third Floor  
(398 Sq Ft.)



Basement  
(678 Sq Ft.)



Ground Floor  
(537 Sq Ft.)



First Floor  
(540 Sq Ft.)

# FLOOR PLAN

**APPROXIMATE  
GROSS  
INTERNAL AREA**

2,554 Sq Ft / 237.3  
Sq M

# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

Gerald Road is eligible, subject to application and a nominal fee, for access to the 5-acre Belgrave Square gardens & tennis courts. Battersea Park is just across the river and Hyde Park, St. James' Park and Green Park are also nearby.

## RESTAURANTS

### OLIVETO

61 Elizabeth St  
SW1W 9PP

### THOMAS CUBITT

44 Elizabeth St  
SW1W 9PA

## GROCERIES

### BAYLEY & SAGE

141 Ebury St  
SW1W 9QW

### WAITROSE

27 Motcomb St  
SW1X 8GG

## CAFES & BAKERIES

### TOM TOM

114 Ebury St,  
SW1W 9QD

### POILANE

46 Elizabeth St,  
SW1W 9PA

## SCHOOLS

### EATON SQUARE SCHOOL

55-57 Eccleston Square,  
SW1V 1PH

### FRANCIS HOLLAND

39 Graham Terrace  
SW1W 8JF

## SHOPPING

### ELIZABETH STREET

260 yards

### KINGS ROAD

0.7 miles

## TRANSPORT LINKS

### VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

### SLOANE SQUARE

District & Circle Lines



# BELGRAVIA





Details Updated December 2024

## GET IN TOUCH

### CONTACT INFORMATION

E: SALES@WELLBELOVE-QUESTED.COM

P: 020 7881 0880

40 EATON TERRACE, BELGRAVIA, LONDON, SW1W 8TS

#### GRANT WELLBELOVE · DIRECTOR

E: GRANT@WELLBELOVE-QUESTED.COM  
M: 07595116210

#### ANDREW QUESTED · DIRECTOR

E: ANDREW@WELLBELOVE-QUESTED.COM  
M: 07595116211

#### ELLEN MEEKIN · SALES & LETTINGS NEGOTIATOR

E: ELLEN@WELLBELOVE-QUESTED.COM  
M: 07719039888



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